

IN THE MATTER between **YELLOWKNIFE HOUSING AUTHORITY**, Applicant,  
and **SYLVIA CHARLO**, Respondent;

AND IN THE MATTER of the **Residential Tenancies Act** R.S.N.W.T. 1988, Chapter  
R-5 (the "Act");

AND IN THE MATTER of a Hearing before, **HAL LOGSDON**, Rental Officer,  
regarding the rental premises at **YELLOWKNIFE, NT**.

BETWEEN:

**YELLOWKNIFE HOUSING AUTHORITY**

Applicant/Landlord

- and -

**SYLVIA CHARLO**

Respondent/Tenant

**ORDER**

IT IS HEREBY ORDERED:

1. Pursuant to section 41(4)(a) of the *Residential Tenancies Act*, the respondent shall pay the applicant rent arrears in the amount of one thousand eighty one dollars (\$1081.00).
2. Pursuant to sections 43(3)(a) and 43(3)(b) of the *Residential Tenancies Act*, the respondent shall comply with her obligation to not disturb other tenants in the residential complex and shall not create any disturbance in the future.
3. Pursuant to section 41(4)(b) of the *Residential Tenancies Act*, the respondent shall pay future rent on time.

DATED at the City of Yellowknife, in the Northwest Territories this 9th day of May,  
2007.

---

Hal Logsdon  
Rental Officer

IN THE MATTER between **YELLOWKNIFE HOUSING AUTHORITY**, Applicant,  
and **SYLVIA CHARLO**, Respondent.

AND IN THE MATTER of the **Residential Tenancies Act** R.S.N.W.T. 1988, Chapter  
R-5 (the "Act");

AND IN THE MATTER of a Hearing before **Hal Logsdon**, Rental Officer.

BETWEEN:

**YELLOWKNIFE HOUSING AUTHORITY**

Applicant/Landlord

-and-

**SYLVIA CHARLO**

Respondent/Tenant

**REASONS FOR DECISION**

**Date of the Hearing:** May 1, 2007

**Place of the Hearing:** Yellowknife, NT

**Appearances at Hearing:** Julie Forget, representing the applicant  
Sylvia Charlo, respondent

**Date of Decision:** May 1, 2007

**REASONS FOR DECISION**

The applicant alleged that the respondent had breached the tenancy agreement by failing to pay rent and by disturbing other tenants in the residential complex. The applicant served a notice of early termination on the respondent on April 3, 2007 seeking vacant possession on April 20, 2007 but the respondent did not vacate the premises. The applicant sought an order requiring the respondent to pay the alleged rent arrears and terminating the tenancy agreement.

The applicant provided numerous written complaints from other tenants concerning loud parties and music in the respondent's premises. The applicant also provided written notices to the respondent concerning the disturbances as well as notes indicating verbal warnings given to the respondent.

The applicant also provided a rent statement in evidence which indicated a balance of rent owing in the amount of \$2203. The applicant stated that they were not seeking the May, 2007 rent at this time, which had been assessed at the full unsubsidized rate of \$1122, bringing the amount sought to \$1081.

The respondent did not dispute the rent or the disturbances but stated that she had gotten rid of her stereo and would not create any future disturbances. The applicant agreed to permit the tenancy to continue provided there were no future disturbances and withdrew the request to terminate the tenancy agreement.

I find the respondent in breach of her obligation to pay rent and her obligation to not disturb other tenants in the residential complex. An order shall issue requiring the respondent to pay the applicant rent arrears in the amount of \$1081, comply with her obligation to not disturb other tenants and not create any disturbance in the future and to pay future rent on time.

---

Hal Logsdon  
Rental Officer